



GRAPHICS COMMISSION APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: # 14320-00007

Date Received: 6 JAN. 2014

Commission/Civic: _____

Existing Zoning: _____

Application Accepted by: HP

Fee: \$1900

Comments: _____

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

- ☐ Variance ☒ Graphics Plan ☒ Special Permit ☐ Miscellaneous Graphic

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Describe To permit the continued usage of an existing sign when the properties are in different ownerships.

LOCATION

1. Certified Address Number and Street Name 1519 Olentangy River Road

City Columbus

State OH

Zip 43212

Parcel Number (only one required) 010-292089

APPLICANT

2. Name Lennox Town Plaza LLC

3. Address 511 North Park Street

City/State Columbus, OH

Zip 43215

4. Phone # 614-280-0572

Fax # _____

Email dkosar@indushotels.com

PROPERTY OWNER(S)

2. Name Sharon S Sabo et al.

3. Address 507 Mallet Place West

City/State Columbus, OH

Zip 43230

4. Phone # _____

Fax # _____

Email _____

☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CIRCLE ONE)

8. Name Jeffrey L. Brown - Smith & Hale LLC

9. Address 37 West Broad Street, Suite 460

City/State Columbus, OH

Zip 43215

10. Phone # 221-4255

Fax # 221-4409

Email jlbrown@smithandhale.com

SIGNATURES

11. Applicant Signature Lennox Town Plaza LLC By: [Signature]

12. Property Owner Signature Sharon S. Sabo et al. By: [Signature]

13. Attorney / Agent Signature [Signature]



14320-00007
1519 OLENTANGY RIVER
ROAD



(M) = Item required for Miscellaneous Graphics Commission action, including banners.

GRAPHICS COMMISSION APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

AFFIDAVIT

14320-00007

1519 OLENTANGY RIVER
ROAD

(See next page for instructions)

APPLICATION #

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown - Smith & Hale LLC
of (1) MAILING ADDRESS 37 West Broad Street, Suite 460, Columbus, OH 43215
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the
name(s) and mailing address(es) of all the owners of record of the property located at
(2) per CERTIFIED ADDRESS FOR PROPERTY 1519 Olentangy River Road
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building
and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Sharon S. Sabo et al.
507 Mallet Place West
Columbus, OH 43230

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Lennox Town Plaza LLC
614-280-0572

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) 5th by Northwest
Bruce McKibben
1094 Lincoln , Columbus, OH 43212

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

☐ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 3rd day of January, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015



GRAPHICS COMMISSION APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

STATEMENT OF HARDSHIP

14320-00007
1519 OLENTANGY RIVER
ROAD

APPLICATION # _____

3382.05 Variance.

Any request for a Variance from this Graphics Code shall be heard and decided by the Graphics Commission as provided by the Graphics Code.

A. The Graphics Commission shall have the power, upon application, to grant a Variance from one (1) or more provisions of this Graphics Code. No Variance shall be granted unless the Commission finds that a hardship exists, based upon special physical conditions which:

1. Are due to exceptional shallowness, shape, topographic conditions or other extraordinary situations peculiar to the premises itself; or
2. Differentiate the premises from other premises in the same zoning district and the general vicinity; or
3. Prevent a reasonable return in service, use or income compared to other conforming premises in the same district; and
4. Where the result of granting the variance will not be injurious to neighboring properties and will not be contrary to the public interest or to the intent and purpose of the Graphics Code.

B. In granting a Variance, the Graphics Commission may impose such requirements and conditions regarding the location, character, and other features of the *graphics* as the Commission deems necessary to carry out the intent and purpose of this Graphics Code and to otherwise safeguard the public safety and welfare.

C. Nothing in this Graphics Code shall be construed as authorizing the Commission to affect changes in the Zoning Map or to add to the uses permitted in any zoning district.

I have read Section 3382.05 Variance, and believe my application for relief from the requirements of the Graphics Code satisfies the four criteria for a variance in the following ways:

N/A

Signature of Applicant

Lennox Town Plaza LLC

By: _____

Date

1/3/14

14320-00007
1519 OLENTANGY RIVER
ROAD

Graphics Plan
_____ Olentangy River Road

The Sabo family owned property along Olentangy River Road between King Avenue and Chambers Road. They also owned property on the south side of Chambers Road west of the first alley west of Olentangy River Road. The existing sign along Olentangy River Road advertised their business which existed on Olentangy River Road and Chambers Road sites. A portion of the Olentangy River Road site has been redeveloped into a multi tenant commercial building. The existing sign was not part of that redevelopment.

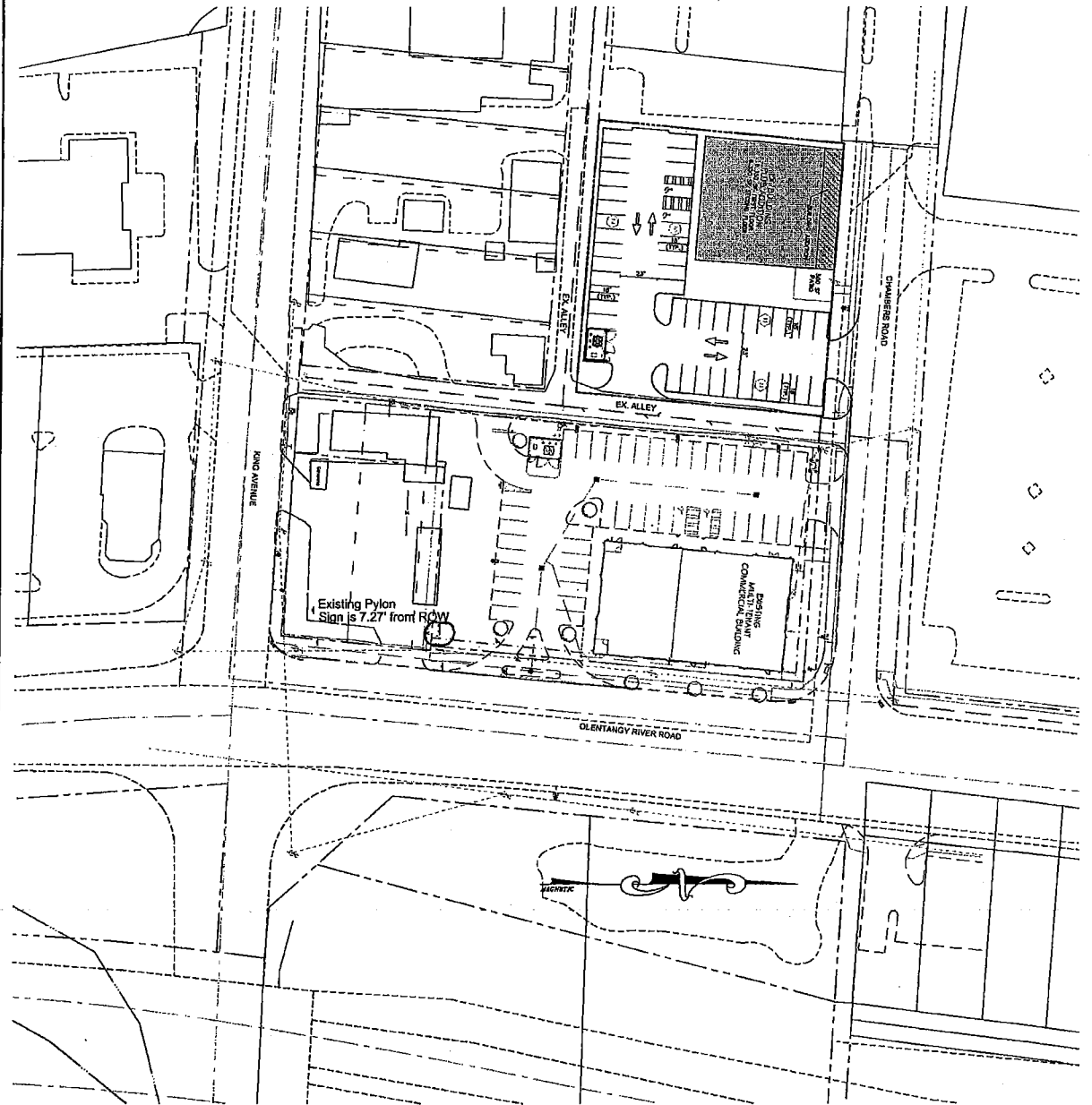
Now the property west of the alley is being redeveloped. The Olentangy River Road is the main access to this site via Chambers Road which functions more as an entry drive. In order to be successful you need a graphic presence on Olentangy River Road. Reusing the existing sign for the new redevelopment site provides that graphic presence for the motorists traveling along Olentangy River Road.

These tenant panels are limited to those tenants which are located on parcels 420-291759 and 420-291760.

Variance

3372.706 – Graphics

To permit the reuse of what is now an off premise graphic with three tenant parcels.

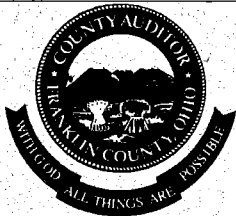


SITE STATISTICS
 TOTAL BUILDING AREA: 1,603 SQ. FT.
 TOTAL SITE AREA: 12,700 SQ. FT.

PROPOSED RESTAURANT AND ORGANIZATIONS
 CITY OF COLUMBUS (CANDIDATE)
 PROPOSED RESTAURANT: 1,603 SQ. FT.
 PROPOSED ORGANIZATIONS: 75 SQ. FT. (SEE NOTE 1)
 PROPOSED PARKING: 1,000 SQ. FT.
 PROPOSED RETAIL: 1,000 SQ. FT.
 PROPOSED OFFICE: 1,000 SQ. FT.
 PROPOSED RESIDENTIAL: 1,000 SQ. FT.
 PROPOSED INDUSTRIAL: 1,000 SQ. FT.
 PROPOSED COMMERCIAL: 1,000 SQ. FT.
 PROPOSED PUBLIC: 1,000 SQ. FT.
 PROPOSED OTHER: 1,000 SQ. FT.

PROPOSED RESTAURANT - SECOND FLOOR (1,603 SQ. FT.)
 PROPOSED RESTAURANT - FIRST FLOOR (1,603 SQ. FT.)
 PROPOSED RESTAURANT - THIRD FLOOR (1,603 SQ. FT.)
 PROPOSED RESTAURANT - FOURTH FLOOR (1,603 SQ. FT.)
 PROPOSED RESTAURANT - FIFTH FLOOR (1,603 SQ. FT.)
 PROPOSED RESTAURANT - SIXTH FLOOR (1,603 SQ. FT.)
 PROPOSED RESTAURANT - SEVENTH FLOOR (1,603 SQ. FT.)
 PROPOSED RESTAURANT - EIGHTH FLOOR (1,603 SQ. FT.)
 PROPOSED RESTAURANT - NINTH FLOOR (1,603 SQ. FT.)
 PROPOSED RESTAURANT - TENTH FLOOR (1,603 SQ. FT.)
 PROPOSED RESTAURANT - ELEVENTH FLOOR (1,603 SQ. FT.)
 PROPOSED RESTAURANT - TWELFTH FLOOR (1,603 SQ. FT.)
 PROPOSED RESTAURANT - THIRTEENTH FLOOR (1,603 SQ. FT.)
 PROPOSED RESTAURANT - FOURTEENTH FLOOR (1,603 SQ. FT.)
 PROPOSED RESTAURANT - FIFTEENTH FLOOR (1,603 SQ. FT.)
 PROPOSED RESTAURANT - SIXTEENTH FLOOR (1,603 SQ. FT.)
 PROPOSED RESTAURANT - SEVENTEENTH FLOOR (1,603 SQ. FT.)
 PROPOSED RESTAURANT - EIGHTEENTH FLOOR (1,603 SQ. FT.)
 PROPOSED RESTAURANT - NINETEENTH FLOOR (1,603 SQ. FT.)
 PROPOSED RESTAURANT - TWENTIETH FLOOR (1,603 SQ. FT.)
 PROPOSED RESTAURANT - TWENTY-FIRST FLOOR (1,603 SQ. FT.)
 PROPOSED RESTAURANT - TWENTY-SECOND FLOOR (1,603 SQ. FT.)
 PROPOSED RESTAURANT - TWENTY-THIRD FLOOR (1,603 SQ. FT.)
 PROPOSED RESTAURANT - TWENTY-FOURTH FLOOR (1,603 SQ. FT.)
 PROPOSED RESTAURANT - TWENTY-FIFTH FLOOR (1,603 SQ. FT.)
 PROPOSED RESTAURANT - TWENTY-SIXTH FLOOR (1,603 SQ. FT.)
 PROPOSED RESTAURANT - TWENTY-SEVENTH FLOOR (1,603 SQ. FT.)
 PROPOSED RESTAURANT - TWENTY-EIGHTH FLOOR (1,603 SQ. FT.)
 PROPOSED RESTAURANT - TWENTY-NINTH FLOOR (1,603 SQ. FT.)
 PROPOSED RESTAURANT - THIRTIETH FLOOR (1,603 SQ. FT.)

CITY OF COLUMBUS, OHIO PROPOSED RETAIL IMPROVEMENTS SITE PLAN SABO PROPERTY II RETAIL CENTER		PLAN PREPARED FOR: INDUS COMPANIES 511 N. PARK STREET COLUMBUS, OHIO 43215	PLAN PREPARED BY: ADVANCED CIVIL DESIGN 100 North East Columbus, OH 43215 614-441-1111 614-441-1112
Date: 10/09/2013 Drawn By: [Signature] Check By: [Signature] Project Number: 11-004-390 Description:	Scale: 1" = 30' Date: 10/09/2013 Drawn By: [Signature] Check By: [Signature] Project Number: 11-004-390 Description:	1/1	



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 1/3/14



Disclaimer

Scale = 100



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

